

City Council Introduction: **Monday**, November 4, 2002

City Council Public Hearing: **Monday**, November 18, 2002, at **1:30 p.m.**

Bill No. 02R-270

County Board Public Hearing: **Tuesday**, November 26, 2002, at **1:30 p.m.**

## **FACTSHEET**

**TITLE:** **COMPREHENSIVE PLAN AMENDMENT NO. 02002.14 (Proposal #14)**, requested by Kent Seacrest on behalf of Land Construction, Inc., to amend the 2025 Lincoln-Lancaster County Comprehensive Plan to change 257 acres from Commercial to Industrial, on property generally located at S.W. 56<sup>th</sup> Street, south of "O" Street.

**STAFF RECOMMENDATION:** **Approval.**

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/16/02  
Administrative Action: 10/16/02

**RECOMMENDATION:** **Approval** (9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes').

### **FINDINGS OF FACT:**

1. The staff recommendation to **approve** this comprehensive plan amendment request is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2, concluding that this proposal generally conforms to the Comprehensive Plan.
2. The applicant's testimony is found on p.3.
3. There was no testimony in opposition.
4. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend **approval**. (See Minutes, p.4).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** October 29, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** October 29, 2002

**REFERENCE NUMBER:** FS\CC\2002\CPA.02002.14



## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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### Comprehensive Plan Amendment No. 02002 Proposal #14

Applicant	Location	Proposal
Kent Seacrest for Land Construction Inc.	SW 56 <sup>th</sup> Street, south of 'O' Street	Change 257 acres of Commercial land use to Industrial use
<b>Recommendation: Approval</b> This proposal is generally consistent with the pattern and type of land uses adjacent West 'O' Street -- where Commercial land uses has frontage along 'O' Street and Industrial land use is located to the rear.		

#### Status/Description

This area includes land zoned for Agricultural uses and is shown on the Land Use Plan as Commercial land use. This property is located within the Future Service Limit, and is designated Tier I, Priority A. In the 1994 Lincoln-Lancaster County Comprehensive Plan this property was shown as Industrial land use. West 'O' Street is planned as 4 lanes with turn lanes in the 25 Year Transportation Plan, and I-80 is planned for widening to 6 lanes.

#### Comprehensive Plan Implications

The Commercial/Industrial Policy designates this general area for a Moderate to Heavy Industrial center which are described as areas primarily for manufacturing, processing and assembly uses. In the past, large industrial users may have been located in isolation from each other, but preferably industries should locate together in planned industrial districts where transportation capacity is available.

Public Works and Utilities noted in their comments that future roadway access with SW 56<sup>th</sup> Street, floodplain issues, sewer service and water service need to be addressed prior to development.

#### Conclusion

This proposal generally conforms to the Comprehensive Plan and should be approved..

#### Amend the Comprehensive Plan as follows:

1. Amend figure on page F 23, "Lincoln/ Lancaster County Land Use Plan" to designate land use as shown on attached map.
2. Amend figure on page F 25, "Lincoln Area Detail" to designate land use as shown on attached map.



**COMPREHENSIVE PLAN AMENDMENT NO. 02002.14**  
**PROPOSAL #14**  
**S.W. 56<sup>th</sup> Street, south of “O” Street**

**COMPREHENSIVE PLAN AMENDMENT NO. 02002**

**14 LAND USE PROPOSALS.**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Steve Henrichsen of Planning staff advised the Commission that these are the 14 land use proposals which came before the Planning Commission last April during the Comprehensive Plan update. The Planning Commission had recommended that these proposals be held over, and the City Council and County Board agreed. Proposal #1 requested by the School Sisters of Christ the King will not be heard today. The applicant previously requested that this proposal be deferred.

*(Editorial Note: The Commission held public hearing on all 13 land use proposals before taking administrative action on any of them. Once the public hearing was closed, the Commission went back to Proposal #2 and voted on each proposal separately. For purposes of organization and clarity, the action taken by the Commission at the close of the public hearing is being inserted with the appropriate proposal within this minutes documents.)*

**COMPREHENSIVE PLAN AMENDMENT NO. 02002**

**PROPOSAL #14**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Approval.

Proponents

**1. Kent Seacrest** appeared on behalf of the applicant, **Land Construction, Inc.**, and thanked the staff for a recommendation of approval. This was a mapping error in the old Comprehensive Plan. We're putting commercial up against "O" and industrial on the back portion.

There was no testimony in opposition.

Public hearing was closed.



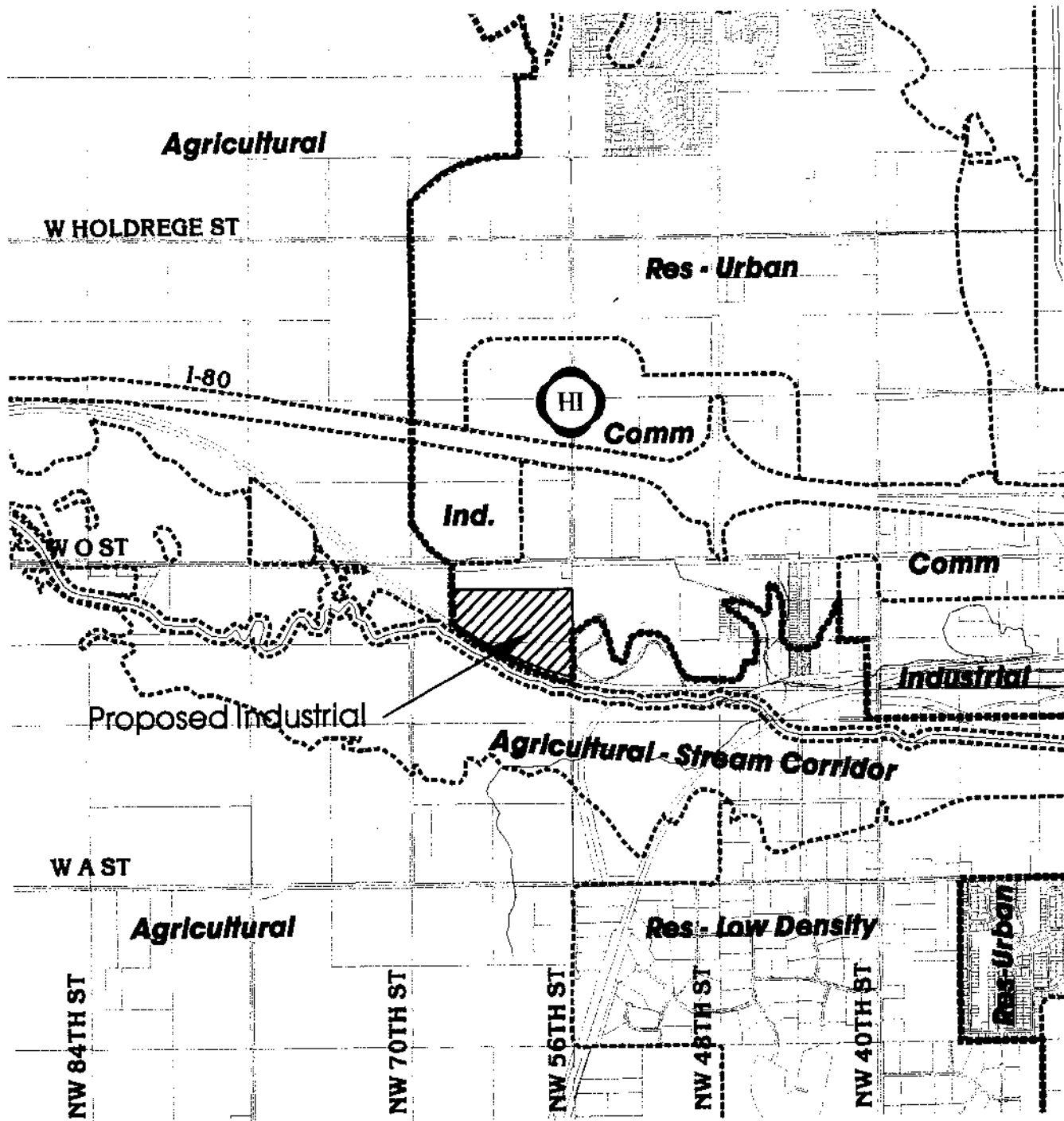
**COMPREHENSIVE PLAN AMENDMENT NO. 02002.14**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 16, 2002

Duvall moved approval, seconded by Steward and carried 9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes'.





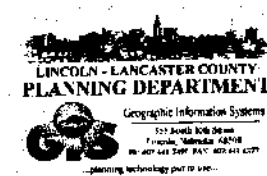
# SW 56th & West O St

## Comprehensive Plan Proposal # 14

- Future Service Limit
- ..... Land Use Boundary
- Res** Land Use Category
-  From Commercial to Industrial



Scale: 1 Inch = 2600 feet



005



FL

MOTION TO AMEND

I hereby move to amend the 2025 Lincoln City-Lancaster County Comprehensive Plan (41K) to read as follows:

Amended LINCOLN / LANCASTER COUNTY LAND USE PLAN to show "Industrial" and "Commercial" for the property located on the southwest corner of West "O" Street and NW 56<sup>th</sup> Street as shown on the attached map.

Introduced by:

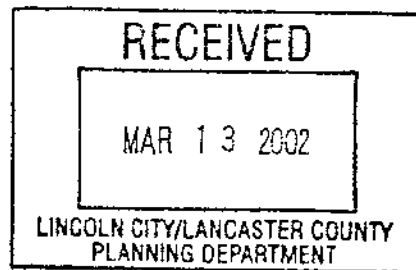
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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

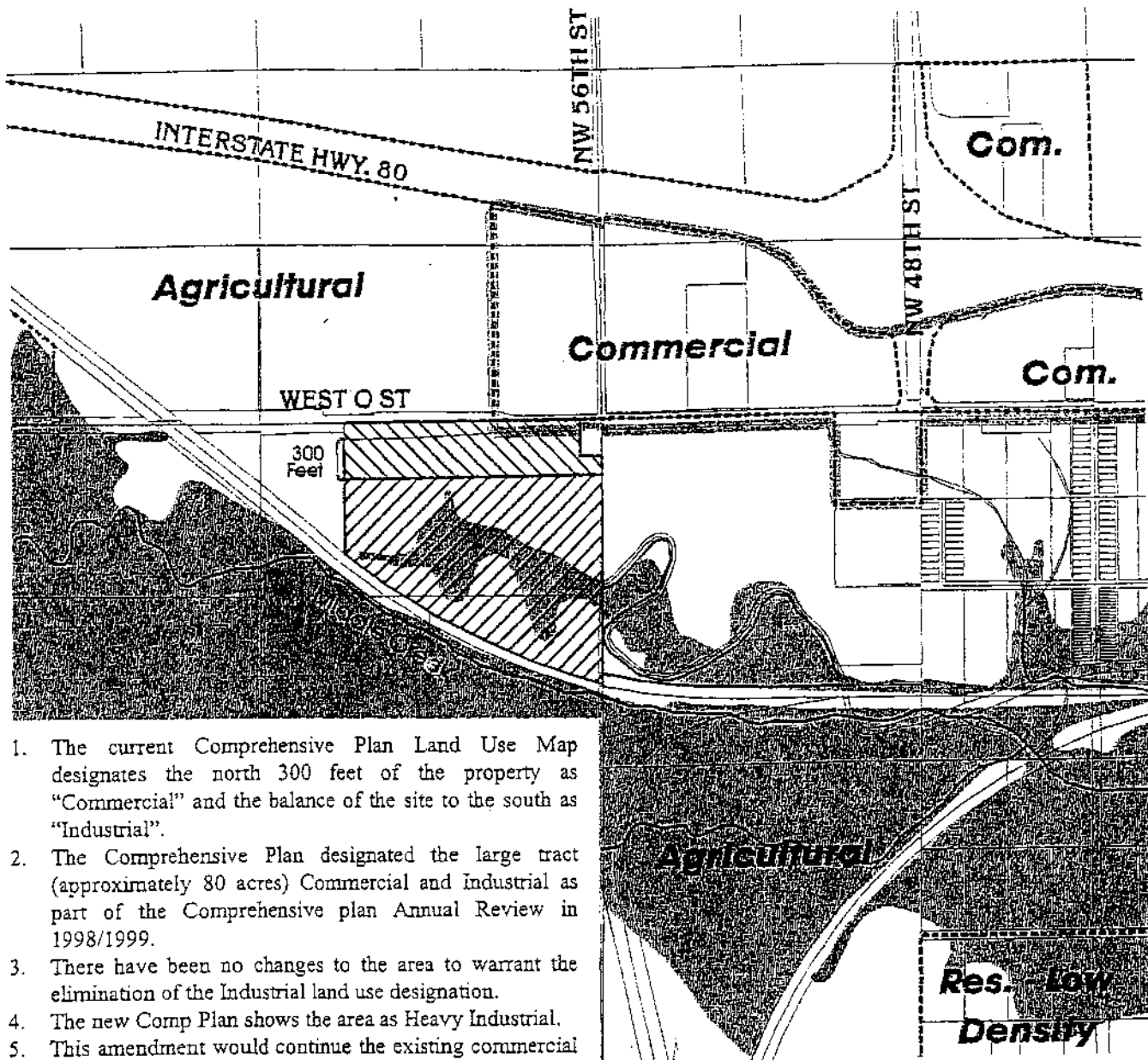
Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant



Requested by: SEACREST & KALKOWSKI, P.C. on behalf of Land Construction, Inc. a Nebraska corporation, who owns the property located on the southwest corner West "O" Street and NW 56<sup>th</sup> Street.



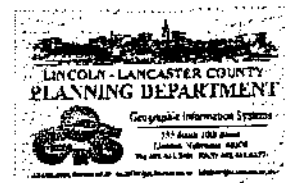
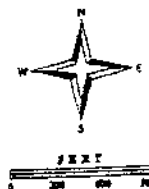


1. The current Comprehensive Plan Land Use Map designates the north 300 feet of the property as "Commercial" and the balance of the site to the south as "Industrial".
2. The Comprehensive Plan designated the large tract (approximately 80 acres) Commercial and Industrial as part of the Comprehensive plan Annual Review in 1998/1999.
3. There have been no changes to the area to warrant the elimination of the Industrial land use designation.
4. The new Comp Plan shows the area as Heavy Industrial.
5. This amendment would continue the existing commercial and industrial land uses in the current Comprehensive Plan.

## (Amended) SW 56th & West O St

### Comprehensive Plan Annual Review 1998/1999

- Lincoln Corporate Limit
- Land Use Boundary
- Res** Land Use Category
- From Natural/Environmentally Sensitive and Agricultural to Industrial
- From Agricultural to Commercial
- 100 Year Flood Plain & Floodway





## Proposed Comprehensive Amendment 02002

The Public Works Department has completed review of the proposed Comprehensive Plan Amendments. Please be reminded that these proposed land use amendments do not contain the necessary specifics to identify improvements to the transportation network. We have addressed each of the proposed amendments separately, however, the following comments would also apply to the individual analyses:



### GENERAL COMMENTS:

- a. For future arterial street projects (2 lanes + 1 center turn lane and 4 lanes + 1 center turn lane), the right-of-way is generally 120' in width, while arterial street projects which are 6 lanes + 1 center turn lane have a right-of-way width of 140'. Projects occurring at the intersection of two arterial streets will warrant the further dedication of public right-of-way up to 130' in width for a distance of approximately 700' in all directions as measured from centerline.
- b. All full access points shall be located only at the quarter mile and half mile points. All other access locations to major streets shall be relinquished and established on side streets.
- c. As a minimum, the construction of a 2 lane + 1 center turn lane suburban roadway cross section shall be a condition of the annexation/off-site improvement agreement.
- d. Approval of proposals regarding low density residential developments should not be approved until acreage standards are developed

### AMENDMENTS:

1. *4100 SW 56th Street* - Under the current Comp Plan the area is shown outside the service limit. This proposal would amend the service limits to include this property. We would also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

#### **TIER II**

- 2a. *UNL Downtown Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan have been reviewed and addressed in conjunction with the Antelope Valley Project.
- 2b. *UNL East Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan are reviewed when



roadway/utility projects are scheduled in the area.

3. *South 82nd & Roca Road* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**OUTSIDE TIER III**

4. *112th & Old Cheney Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**

5. *112th & Pine Lake Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**

6. *SW 70th & W. Van Dorn Streets* - The area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**


7. *N. 84th Street & Waverly Rd.* - Under the current Comp Plan the area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER III**

8. *Hwy. 6 & N. 162nd Street* - Under the current Comp Plan the area shown is outside the service limit. The specifics of this proposed Industrial development have not yet been identified. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site. Access to Hwy. 6 is somewhat restricted due to the at-grade rail crossing located on the south side of the development.

**OUTSIDE TIER III**



9. *N. 84th Street & Havelock Ave.* - Under the current Comp. Plan the area is in the service limit. This proposed commercial development is located adjacent to the Lancaster County Events Center. Access to 84th Street would be restricted to right-in right-out unless a public access easement would be granted by the county. Access to Havelock Ave. should be reviewed and if possible, be combined with the event center. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
10. *N. 84th Street & Adams Street* - Under the current Comp Plan the area is in the service limit. This proposed commercial development is located on the North Forty Golf Course. Access to 84th Street would be prohibited, while access to Adams Street would be restricted to right-in right-out. Due to right-of-way constraints and current land uses west of 84th Street, it may not be feasible to improve Adams Street to a width greater than 3 lanes, however this does not preclude some additional intersection improvements on Adams Street at 84th Street. Possible funding for Adams Street, 70th to 84th Streets starting in 2008. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
11. *70th & O Street* - Obviously this location is in the service limits. Although this proposed commercial development does not appear to be a concern we do not know the specifics of this proposal. Access to this site will be restricted to right-in right-out as a result of its proximity to O Street. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
12. *27th/Yankee Hill & 40th/Rokeby Rd.* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. It appears that the major entrance to the shopping center along 40th Street is located at the half mile point. The future roadway network in this area is identified in the current Comp Plan. The proposal does not conform with Land Use Plan as identified in the Comp Plan.  
**TIER I, PRIORITY A**
13. *NW 48th & Holdrege Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. The future roadway network in this area is identified in the current Comp Plan. Access to NW 48th Street needs to be addressed. The proposal does not conform with Land Use Plan as identified in the Comp Plan.  
**TIER I, PRIORITY B**
-  14. *SW 56th & West O Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed industrial development. Access to SW 56th and also West O Streets Street needs to be addressed. Currently SW 40th Street from "O" to "A" Streets is being studied to determine the impacts of closing SW 40th Street at BNSF railroad tracks, which



should identify alternatives for a north/south corridor. The results of this study could impact the SW 56th Street corridor. The proposal does not conform with Land Use Plan as identified in the Comp Plan.

**TIER I, PRIORITY A**



PUBLIC WORKS AND  
UTILITIES DEPARTMENT



**MEMORANDUM**

**Date:** August 15, 2002

**To:** Mike DeKalb

**From:** Nicole Fleck-Tooze

**Subject:** *Comprehensive Plan Amendment Nos. 02001 & 02002*  
2025 Comprehensive Plan Land Use Proposals  
E-3 Addition to 2025 Comprehensive Plan

**cc:** Allan Abbott, Ben Higgins, Devin Biesecker  
Duncan Ross

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**Amendment No. 02001**

The E-3 Urban Growth Zone will be part of our next Watershed Master Plan for the Stevens Creek basin. Proposals A and B are in the uppermost part of the basin outside of the floodplain, but will need to be considered for future stormwater runoff relative to both quantity and quality of water. Stevens Creek in general will be challenging for watershed planning both from the perspective of completing a master plan in advance of development as well as projecting effects on the watershed from future urban growth beyond the 25 year planning period. We will take into consideration any existing land use designations and will also need to project beyond the planning period to accommodate future urban growth in our model.

**Amendment No. 02002**

**Proposals 1-3, 7, 10-11, 13.**  
No Comment.

**Proposal 4.**

There is a pond proposed in this area based upon the Stevens Creek Watershed Plan. We understand that the Lower Platte South NRD is providing comments related to this issue.

**Proposal 5.**

There are some wetlands in this area identified on the National Wetlands Inventory. There may also be some unmapped floodplain associated with the tributaries. While the existing Green Space designation is most compatible with these elements, without a layout it is difficult to determine whether the area could accommodate residential development without impacts.



**Proposal 6.**

This area includes a tributary to Haines Branch with an unmapped floodplain. Development of this site for low density residential use has the potential to impact this unmapped floodplain, but it could be preserved. This tributary appears to have a drainage area that would require the preservation of a minimum flood corridor per the stormwater standards.

**Proposal 8.**

The proposed Industrial land use designation is not compatible with the floodplain. As you have noted, the majority of this site is within the 100-year floodplain and within an Agricultural Stream Corridor designation. Riparian floodplains and stream corridors are included as one of the Core Resource Imperatives in the 2025 Comprehensive Plan. A review of this proposal by the Building and Safety Department has indicated that the proposed ethanol plant would not be allowed within the FEMA-mapped 100-year floodplain. To permit the ethanol plant, the entire 100-year floodplain in this area would have to be filled, the City would have to sign off on a Conditional Letter of Map Revision and a Letter of Map Revision would have to be approved by FEMA removing the area from the mapped floodplain. This process may or may not be feasible.

The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage and conveyance and that the Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F-87 of the Comprehensive Plan notes that: *"there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas."*

**Proposal 9.**

A portion of this area is within land designated as Green Space in the floodplain of Stevens Creek. Green space is more compatible with floodplain than a commercial land use designation, per the comments regarding Proposal No. 8, above. This area is also part of the Salt Valley Heritage Greenway identified in the Comprehensive Plan as a continuous open space loop around Lincoln.

**Proposal 12.**

This area is included in the Southeast Upper Salt Creek Watershed Master Plan Area. There is a floodplain along the tributary that drains to the SW through this subdivision and a secondary tributary which is not shown on the FEMA maps, but has been mapped through our basin master planning process. We have been working with the developer to try to keep the floodplain in this area open and to potentially designate a regional retention pond along the secondary tributary. It is difficult to determine from the land use designation and boundaries whether the proposed land use change would adversely impact the ability to accomplish this. Nevertheless, these elements are important considerations for the watershed.

**Proposal 14.**

A portion of this site is in the 100-year floodplain. It is difficult to make a distinction relative to compatibility with the floodplain on the basis of commercial vs. industrial land use. There are certainly industrial uses which are significantly less compatible with the floodplain than others. The future zoning of this site and whether a use permit is required will be of greater importance for this consideration.



## INTER-DEPARTMENT MEMORANDUM

DATE: August 14, 2002

TO: Mike DeKalb, Planning Department

FROM: Mark Bauer, Public Works & Utilities - Wastewater

SUBJECT: Comp. Plan Amendment # 02002

COPIES: Allan Abbott, Steve Masters, Gary Brandt

### Proposal 1

This area lies within the Haines Branch drainage basin (SW-2 sub-basin). Sewer service to this area, or any area within this basin that is west of the current service area around the State Regional Center, will require the construction of a new trunk sewer system from the Salt Creek trunk sewer near South 3<sup>rd</sup> and Van Dorn. The distance from this location to the proposed area is approximately 4 miles. The existing Haines Branch sewer system was originally designed to serve only the current service area. Proposed development in the south, southwest and west tributaries of Salt Creek will all use the future capacity of the Salt Valley Relief Sewer. The proposal area is beyond the 25-year planning period.

### Proposal 2a and 2b

Modification of the land use designations for the UN-L campuses should not have an impact on the wastewater system. Any changes in use or density that might affect system capacity will have to be addressed on a case-by-case basis.

### Proposal 3

This area lies within the Hickman Branch drainage basin of Salt Creek. It is beyond the Tier 3 area, and beyond the planning period for wastewater improvements. Wastewater has no long-range plans to provide service to this basin.

### Proposal 4

This area is within the E-4 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

### Proposal 5

This area is within the E-5 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

### Proposal 6

This area is within the SW-2 sub-basin of Haines Branch. Future wastewater service to this area would require extension of a Haines Branch trunk sewer that is beyond the 25-year



planning period. Comments similar to Proposal 1.

Proposal 7

This area is within the N-6 sub-basin of the northeast Salt Creek area. Wastewater service to this area would require the construction of a new Little Salt Creek trunk sewer system, west from the Northeast treatment facility, to eventually serve each of the "N" sub-basins. This area is beyond the 50-year planning period.

Proposal 8

This area is well beyond even the Tier 3 planning area. It is unlikely that this location could ever be served by Lincoln's wastewater system, and would more likely be served by Waverly.

Proposal 9

This area could probably be served by the Regent Heights/Northern Lights trunk sewer, it appears to be within the service area for this main. A detailed survey and grading plan may be necessary to determine which areas can be served by a gravity sewer.

Proposal 10

This location is also within the service area of the Regent Heights/Northern Lights trunk sewer. It can be served by the existing sewer to the south that crosses 84<sup>th</sup> St.

Proposal 11

This location can be served by an existing sewer in 70<sup>th</sup> St. on the south side of "O" St.

Proposal 12

This square mile section lies primarily within the S-2 sub-basin, although a portion of the northwest corner of the property is within the S-1 sub-basin, and can be served by extension of existing sewers on the opposite corner of S. 27<sup>th</sup> and Yankee Hill. The remainder of the property will require the extension of the Upper Salt Creek trunk sewer, which is identified as project # 6e in the proposed 2002-2008 CIP.

Proposal 13

This area is close to the ridge line between the Oak Creek and Middle creek basins (NW-1 and NW-2 sub-basins). The NW-2 area can be served by the Oak Creek sewer system, by extending existing sewers in the Ashley Heights development to the north. The NW-1 area will require future extension of the West "O" trunk sewer system to the west and the north in order to provide sewer service.




Proposal 14

This location is also within the NW-1 sub-basin. Sewer service to this area will require the extension of the West "O" trunk sewer, which currently terminates at SW 40<sup>th</sup> St. Project # 12a in the proposed 2002-2008 CIP will extend this sewer to approximately SW 48<sup>th</sup> St.



# Memo

To: Mike DeKalb - Planning  
From: Nick McElvain - LWS  
Date: August 13, 2002  
Subject: Comp Plan Amendment 02002

 LWS has the following comments on the proposed amendments as follows:

1. Water Service to 4100 S.W. 56<sup>th</sup> Street. - To serve this property with water, approximately 3.5 miles of 16" main or larger would be required. Estimated cost of \$1.75 million. Without other customers connected, stagnant water would be a serious operational problem. This proposal is beyond proposed 25 year LWS service area.
2. Modify land use on UNL campuses - This proposal would have no affect on LWS. LWS would like to request that UNL include master metering of Downtown Campus.
3. S. 82<sup>nd</sup> & Roca Road - This proposal is beyond proposed 25 year LWS service area.
4. S 112<sup>th</sup> & Old Cheney Road - This proposal is beyond proposed 25 year LWS service area.
5. S. 112<sup>th</sup> & Pine Lake Road - This proposal is beyond proposed 25 year LWS service area.
6. S. W. 70<sup>th</sup> & W. Van Dorn - This proposal is beyond proposed 25 year LWS service area.
7. N. 84<sup>th</sup> & Waverly Road - This proposal is beyond proposed 25 year LWS service area.
8. Hwy 6 & 162<sup>nd</sup> Street - This proposal is beyond proposed 25 year LWS service area. You may wish to contact Waverly to see if they plan to extend their utilities that far.
9. 84<sup>th</sup> & Havelock - This area is already served by LWS. Adjacent mains in Havelock Ave should be extended by this developer.
10. N 84<sup>th</sup> & Adams - LWS mains are available west of 80<sup>th</sup> in Adams, and at Leighton near 84<sup>th</sup>. Adjacent mains in Adams and possibly 84<sup>th</sup> should be extended by this developer.
11. 70<sup>th</sup> & "O" - Adjacent mains are available.
12. 27<sup>th</sup> & Yankee Hill to 40<sup>th</sup> & Rokeby Road - This area has been designated by LWS's Master Plan to be served by the Southeast Pressure District. No adjacent mains are available. A 30 main needs to be constructed in Yankee Hill from 56<sup>th</sup> to 27<sup>th</sup> This is a future CIP project. Adjacent 24 and 16 inch mains should be extended by this developer.
13. N. W. 48<sup>th</sup> & W. Holdrege - An adjacent 16 inch main is in the current CIP and is proposed for construction early in 2003. This developer will be required to pay a connection fee proportional to their frontage on the new main.





14. S. W. 56<sup>th</sup> & W. "O" - (We are not clear if this is north or south of "O" - the map and description do not match.) LWS has a 16" main in West "O" and a 8" main in N. W. 56<sup>th</sup> Street to I-80. Adjacent mains to this proposed development should be extended by this developer. This area may have minimal looping for some period of time, potentially causing operational and maintenance problems.

Please feel free to contact me at 1-5931 if you have any questions regarding any of the above comments.



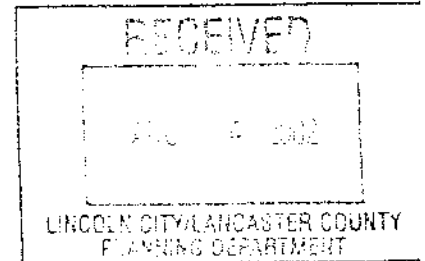
# RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

P.O. BOX 98 • 310 FIR STREET

BENNET, NEBRASKA 68317

PHONE 782-3495



August 9, 2002

Mike DeKalb  
Linc.-Lanc. Planning Dept.  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Mike,

At the present time it is uncertain what implications the proposed changes Amendment number 02002 we will have with our water district. If the designated areas experience growth it is possible our existing lines will reach their capacity. At that time an assessment will be made to determine which lines will need to be increased.

Sincerely,

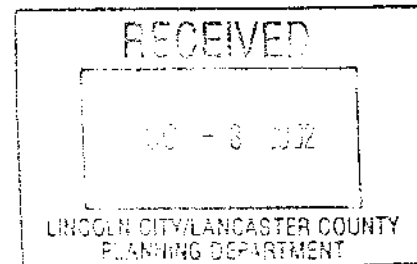
A handwritten signature in cursive script, appearing to read "Ken Halvorsen".

Kenneth Halvorsen  
District Manager  
L.R.W.D. #1



# LFR MEMO

**TO:** Mike DeKalb  
**FROM:** DC John Huff *LA*  
**DATE:** August 8, 2002  
**SUBJECT:** Comp Plan Amendments 2002  
**COPIES TO:** file




I have reviewed the proposed comprehensive Plan Amendments No 02002 2025 Comprehensive Plan Land Use Proposals.

⊗ Current facilities and resources are not adequate to support the needs for all of these proposed annexations, and will require additional facilities, units, and personnel as detailed below:

1. The department currently has proposed a new facility near south 56 & Pine Lake Rd. If built and staffed, this facility will adequately serve this proposal.
2. Current facilities and staff are adequate.
3. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
4. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
5. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
6. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
7. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.



8. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
9. Current facilities and staff are adequate.
10. Current facilities and staff are adequate.
11. Current facilities and staff are adequate.
12. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
13. The department currently has proposed relocating fire station 11 at 3400 West Luke. If built and staffed, this facility will adequately serve this proposal.
-  14. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.